

## **Accessibility Statement - No8 Links Close, Port Erin, Isle of Man**

### **Introduction**

Our property is a 2 bedroomed semi-detached bungalow situated in Port Erin. The property is approximately a quarter of a mile from the centre of Port Erin where all the local shops, cafes, etc are situated. The bungalow can be reached by car or by walking up a fairly steep pathway which leads from the centre of Port Erin to the road on which the property is situated. This acts as a shortcut to the village centre. Alternatively the property can be reached by following the road back into Port Erin which is somewhat longer and involves walking up a fairly steep hill.

Unfortunately we are unable to accept full time wheelchair users as we have steps into the property, narrow doorways and steps into both shower facilities.

We look forward to welcoming you. If you have further queries these can be raised via the [holidaylettings.co.uk](http://holidaylettings.co.uk) website.

### **Pre-Arrival**

- Full information on the property can be found on the [holidaylettings.co.uk](http://holidaylettings.co.uk) site.
- A document detailing the road route to the property from the Ferry Terminal or Ronaldsway Airport will be made available on booking the property.
- The nearest bus stop and train station can be found in the centre of Port Erin, some 1/4 mile away. Buses run from both the Ferry Terminal and the Airport to Port Erin.
- A number of taxis firms operate in the area and telephone details can be supplied on booking.
- On booking the property we would ask you to confirm how you plan to arrive on the island i.e. sea or air and your likely time of arrival at the property. Port Erin is approximately ½ hour by car from the Ferry Terminal and about 15 mins for the Airport.

### **Key Collection, Welcome and Car Parking**

- We would plan to meet you on arrival at the property to hand over the key, show you around the property and answer any outstanding questions you may have.
- There is also a key-safe on the external wall by the front door of the property so that in the event that the key is lost a spare is available. The combination for the key-safe will be given on arrival.
- A welcome pack comprising essentials i.e. bread, butter, milk is provided. Tea and coffee will also be available.
- There is no on street parking.
- The private car parking space adjacent to the bungalow is level, paved, flat and even. It is sufficient for 2-3 cars.
- Parking is approximately 3 metres from the front door of the property.

### **Entrance to the Property**

- There is one small step up to the front door of the property, approximately 6 inches in height.
- Entrance can also be gained via the garden at the side of the property but again there is a step of approximately 8 inches.
- Both entrances are standard width doors.

### **Inside the Property**

- All doors inside the property are standard width with the exception of the doors leading from the entrance hall to the living room.
- The en-suite bathroom has a shower with a 6 inch step into the shower basin with a folding door. The family bathroom has a 'above the bath' electric shower fitted with screen. Use of the shower necessitates stepping into the bath.
- Smoke and carbon monoxide alarms are fitted.
- All kitchen fittings are standard height.

### **Garden**

- The small front garden is level and grassed.
- The rear garden contains a flat, paved area with small table and chairs plus a table tennis table. Access to the grassed area and wooden cabin, where dartboard and bar football table can be found, is up a series of gravelled steps.

### **Additional Information**

- Space heating and Water heating is provided by gas central heating. Space heating is controlled by a thermostat located in the hall. The shower in the family bathroom is electric.
- An information folder can be found on the hall table.
- Wireless internet access is provided. There is also a video player with a small selection of movie DVDs.
- The property is no smoking throughout, although smoking is permitted in the garden.
- Dogs are not allowed in the property.